

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, MAY 27, 2010
MINUTES
1:30 P.M.**

A. ROLL CALL

Present: Mike Novo, Zoning Administrator
Michael Trapani, Water Resources Agency
Nicole Silva, Environmental Health
Chad Alinio, Public Works

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES March 26, September 24, October 8, October 29,
November 12, 2009.

The Zoning Administrator approved all minutes.

D. SCHEDULED ITEMS

1. ROLLINS LARRY TR - PLN090157

PLANNING AREA: DEL MONTE FOREST. **PROJECT PLANNER:** ANNA QUENGA.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**
COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE
PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 9,027 SQUARE
FOOT TWO-STORY SINGLE FAMILY DWELLING, AN ATTACHED 4-CAR 1,399 SQUARE FOOT
GARAGE, 560 SQUARE FEET OF RETAINING WALLS, AND 947 SQUARE FEET OF TERRACES,
BALCONIES, AND PATIOS; 2) A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL
TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT CARETAKER UNIT; 3) A
COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 27 COAST LIVE OAK AND
27 MONTEREY PINE TREES; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW
DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT; AND 4)
A VARIANCE TO EXCEED THE PESCADERO WATERSHED STRUCTURAL LIMITATION OF
5,000 BY 1,477.2 SQUARE FEET. THE PROJECT INCLUDES PERVIOUS SURFACES FOR THE
NEW DRIVEWAY, MOTOR COURTS AND GUEST PARKING AREA FOR A TOTAL OF 10,955
SQUARE FEET AND ASSOCIATED GRADING OF APPROXIMATELY 900 CUBIC YARDS OF CUT
AND 300 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 1573 RIATA ROAD,
PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-341-019-000), DEL MONTE FOREST,
COASTAL ZONE.

Project Planner Anna Quenga presented project.

The Zoning Administrator discussed his concerns about the biological reports, the location of the driveway, parking and the possible removal of 16 trees.

June Siliano, representative for applicant discussed the reason for the driveway. Applicant agreed with all conditions of the staff report.

Public comment - None

The Zoning Administrator suggested putting a parking area instead of a driveway.

Break 1:47 p.m. Reconvene at 1:48 p.m.

The Representative discussed with the applicant the change during the break.

The Zoning Administrator approved the project with the recommended changes and to return with new site plan of the project.

- 2. INDIAN SPRINGS HOMEOWNERS ASSOCIATION - PLN090182**
PLANNING AREA: TORO. **PROJECT PLANNER:** JACQUELINE ONCIANO.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. **PROJECT DESCRIPTION:**
CONTINUED FROM MAY 13, 2010. RENEWAL AND AMENDMENT TO AN EXPIRED USE PERMIT, (ZA95014) ALLOWING A PRIVATE RIDING CLUB (INDIAN SPRINGS RANCH EQUESTRIAN CENTER). AMENDMENT TO ALLOW AN INCREASE IN ALLOWED HORSES ON SITE FROM 70 TO 80. NO PROPOSED CHANGES TO EXISTING FACILITIES. THE PROJECT IS LOCATED AT 22521 MURIETTA ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 139-111-011-000) TORO AREA.

Project Planner Jacqueline Onciano discussed project. Staff read into the record an email of support from the neighbors, Alan and Erma Holms and the modified Condition #4. Staff stated that no construction will be done on this site.

Lori Burnham, applicant agreed with all conditions in the report. ZA inquired about the pasture management plan, regarding dust and erosion.

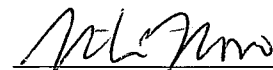
The Zoning Administrator approved the project with all changes and modifications.

E. OTHER MATTERS - None

F. ADJOURNMENT - 2:05 p.m.

Date Adopted: July 29, 2010

ATTEST



Mike Novo, Zoning Administrator

MN/ca